



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
ACTION AGENDA
THURSDAY MARCH 15, 2018**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 a.m. NO COMMENT	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

<p>9:00 a.m. BS</p> <p>APPROVED</p>	<p>VARIANCE (PLN17-00423) WILSON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Delmer & Beverly McGihon, for the approval of a Variance to reduce the front setback (east property line) to 35-foot centerline of the existing travel way or 25-foot edge of easement, where normally 75-foot centerline of the existing travel way or 65-foot edge of easement would be required, to allow for a 1,950 square foot detached single-family residence and 995 square-foot detached garage. The subject property, Assessor's Parcel Number 037-044-017-000, comprises approximately 2.6 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located on Junewood Road, in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(a) of the California Environmental Quality Act Guidelines and Section 18.36.050(A) of the Placer County Environmental Review Ordinance (Class 3 - New construction) because the proposed building is a single-family residence. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>9:10 a.m. BS</p> <p>APPROVED</p>	<p>VARIANCE (PLN17-00428) SFRENGEV CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 SUPERVISOR DURAN</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Alex and Ana Sfrengueu, for the approval of a Variance to allow for 7,248 square-feet of existing accessory structures, where 3,000 square-feet are normally required. The subject property, Assessor's Parcel Number 474-040-006-000, comprises approximately 2.6 acres, is currently zoned RA-B-43 (Residential Agriculture, combining minimum Building Site of 43,560 square feet or 1 acre min) and is located at 2291 Central Ave., in the Roseville area. The proposed action to deny the project is exempt from environmental review pursuant to Public Resources Code Section 21080 (b) (5) (i.e. projects which a public agency rejects or disapproves). In the event that the Zoning Administrator determines that the project warrants further consideration, the project will be remanded back to the Zoning Administrator for CEQA compliance and to discuss the merits of the project. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>9:20 a.m. CS</p> <p>APPROVED</p>	<p>MINOR USE PERMIT (PLN18-00028) RUSKAUFF CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Scott Ruskauff for the approval of a Minor Use Permit to</p>

	<p>allow a restaurant use. The subject property, Assessor's Parcel Number 019-191-021-000, comprises approximately .3095 acres, currently zoned C2-TC (General Commercial, combining Town Center Commercial) and is located at 5710 Sheridan Lincoln Boulevard, Sheridan. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Christopher Schmidt, can be reached by phone at (530) 745-3076 or by e-mail at crschmid@placer.ca.gov</p>
<p>9:30 a.m. PD</p> <p>CONTINUED TO APRIL 19, 2018 AT 9:00 A.M.</p>	<p>VARIANCE (PLN17-00391) FTCRA, LLC CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, FTCRA, LLC, for the approval of a Variance to reduce the side-yard setback requirement of 30 feet from the property line to allow for the retention of two existing "as-built" structures that include: 1) an 898 square foot covered patio attached to the primary residence, that is located approximately 7 feet from the property line; and 2) a detached 900 square foot two-story second dwelling unit with parking below, located approximately 14½ feet from the property line. Additionally, the project includes a Variance to the height limit for fencing located within the front setback to allow an "as-built" approximately 8 foot tall solid privacy fence topped with lattice to remain, where 3 feet is typically the maximum height limit for opaque fences located within the front setback in the Residential-Agricultural (RA) zone district. The subject property, Assessor's Parcel Number 051-080-056-000, comprises approximately 1.5 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 10385 Atwood Road, in the Auburn area. The proposed action to deny the project is exempt from environmental review pursuant to Public Resources Code Section 21080 (b) (5) (i.e., projects which a public agency rejects or disapproves). In the event that the Zoning Administrator determines that the project warrants further consideration the project will be brought back to a future Zoning Administrator public hearing to determine compliance with CEQA and to decide the merits of the project. The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at pdobbs@placer.ca.gov</p>
<p>9:40 a.m. PD</p> <p>APPROVED</p>	<p>VARIANCE (PLN17-00449) GOODWIN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Jason and Kelly Goodwin, for the approval of a Variance to reduce the rear setback requirement of 25 feet from the property line and the side setback requirement of 15 feet from the property line, to allow a setback of 12 feet from the rear property line; 11 feet from the north side property line; and 4 feet from the south side property line, in order to construct a 660 square foot residential accessory</p>

	<p>structure (pool house). The subject property, Assessor's Parcel Number 050-130-033-000, comprises approximately .65 acres, is currently zoned RS-AG-B-40 PD1 (Residential Single-Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and is located at 9665 Oak Leaf Way, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 18.36.050 and 18.36.070 of the Placer County Environmental Review Ordinance (Class 3 New Construction or Conversion of Small Structures, and Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at pdobbs@placer.ca.gov</p>
<p>9:50 a.m. KKC</p> <p>APPROVED</p>	<p>VARIANCE (PLN18-00072) SMITH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Eric and Julianne Smith, for the approval of a Variance to allow for a new single-family residence to be located 10 feet from the edge of easement from the northeast front setback (Wedemeyer Place) and 10 feet from the edge of easement from the northwest front setback (road and public utility easement) where 50 feet from the edge of easement is normally required. The subject property, Assessor's Parcel Number 072-211-034-000, comprises approximately 2.4 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min)) and is located on Wedemeyer Place, in the Weimar area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050(A) of the Placer County Environmental Review Ordinance (Class 3 – New Construction). The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov</p>
<p>10:00 a.m. MJ</p> <p>APPROVED</p>	<p>VARIANCE (PLN17-00400) HARRINGTON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Tim and Gina Harrington, for the approval of a Variance to Section 17.56.180 A. (Residential Accessory Uses; General Standards) of the Placer County Zoning Ordinance which limits the total amount of floor area (square footage) for residential accessory structures. The applicants are requesting approval of a Variance to allow an additional 1,860 square feet of accessory structure square footage where a maximum 2,400 square feet of floor area is normally allowed in order to construct a barn on the subject property. The subject property, Assessor's Parcel Number 048-151-031-000, comprises approximately 2 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet) and is located at 8915 Buddecke Place in the Granite Bay area. The Zoning</p>

	<p>Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 - Minor Alterations to Land Use Limitations) and Section 15305 of the CEQA Guidelines. The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at mjackson@placer.ca.gov</p>
<p>10:10 a.m. MJ APPROVED</p>	<p>MINOR LAND DIVISION RE-APPLICATION (PLN16-00313) CLAMPITT CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Robert Clampitt, for the approval of a Minor Land Division Re-application to allow for the subdivision of an approximately 5 acre property into four parcels consisting of 1.3 acres (Parcel 1), 1.4 acres (Parcel 2), 1.2 (Parcel 3) and 1 acre (Parcel 4). The subject property, Assessor's Parcel Number 074-133-004-000, comprises approximately 5 acres, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site designation of 40,000 square feet) and is located at 2100 Meadow Vista Road, approximately two miles from the intersection of Placer Hills Road and Meadow Vista Road in the Meadow Vista area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15304 of the California Environmental Quality Act Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land). The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at mjackson@placer.ca.gov.</p>
<p>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
<p>10:20 a.m. PRC APPROVED</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00448) MANN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>Minor Boundary Line Adjustment of Assessor's Parcel Number 038-032-084-000 to reconfigure the subject parcel. The property is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 10555 Harris Road in the Auburn area.</p>
<p>10:21 a.m. PRC APPROVED</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN18-000022) FOLEY/NEWBY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>Minor Boundary Line Adjustment of Assessor's Parcel Number 031-173-008-000 to reconfigure the subject parcel. The property is zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 7869 W. View Dr. in the Newcastle area.</p>
<p>10:22 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00410) ANACKER</p>

APPROVED	CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES Minor Boundary Line Adjustment of Assessor's Parcel Number 042-192-033-000 to reconfigure the subject parcel. The property is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 2033 Back A Ways Ln. in the Newcastle area.
10:23 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00427) BULLARD CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Minor Boundary Line Adjustment of Assessor's Parcel Number 076-156-021-000 to reconfigure the subject parcel. The property is zoned F-AO 4.6 acre minimum and is located at 14040 Red Rock Court in the Auburn area.